177.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,900 / 727,900
					USE VALUE:	727,900 / 727,900
					ASSESSED:	727,900 / 727,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFFMAN JOCK W ETAL /TRUSTEES
Owner 2:	HOFFMAN/KABELITZ LIVING TRUST
Owner 3:	
Street 1:	112 RUBLEE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOFFMAN JOCK--ETAL -
Owner 2:	KABELITZ SHARON K -
Street 1:	112 RUBLEE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 2096 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	348,800		379,100	727,900
Total Card	0.093	348,800		379,100	727,900
Total Parcel	0.093	348,800		379,100	727,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.24 | /Parcel: 347.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119696
GIS Ref	
GIS Ref	
Insp Date	07/02/18

!13896!

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	348,800	0	4,050.	379,100	727,900	727,900	Year End Roll	12/18/2019
2019	101	FV	280,000	0	4,050.	373,600	653,600	653,600	Year End Roll	1/3/2019
2018	101	FV	280,000	0	4,050.	287,000	567,000	567,000	Year End Roll	12/20/2017
2017	101	FV	280,000	0	4,050.	270,800	550,800	550,800	Year End Roll	1/3/2017
2016	101	FV	280,000	0	4,050.	249,100	529,100	529,100	Year End	1/4/2016
2015	101	FV	257,800	0	4,050.	232,800	490,600	490,600	Year End Roll	12/11/2014
2014	101	FV	257,800	0	4,050.	214,400	472,200	472,200	Year End Roll	12/16/2013
2013	101	FV	257,800	0	4,050.	214,400	472,200	472,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13896

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOFFMAN JOCK--E	1504-91		2/28/2017	Convenience	1	No	No		
OPDYCKE SUSAN	1108-194		3/26/1993		1	No	No		F

PRINT

Date	Time
12/11/20	03:47:21

LAST REV

Date	Time
07/30/18	14:22:40
apro	

USER DEFINED

Prior Id # 1:	119696
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2012	1376	Manual	27,300	C				
9/17/2009	863	Redo Kit	5,000					
1/8/2008	20	Porch	3,500	C		G9	GR FY09	42"X90" NO ROOF
2/28/2002	123	Addition	84,000	C		G4	GR FY04	1 1/2 ST ADD OVER
6/9/1999	412	Alterati	3,300					DEMO 1/2 GAR ADD W

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
4/19/2013	Info Fm Prmt	EMK	Ellen K
3/23/2009	Inspected	189	PATRIOT
12/15/2008	Measured	372	PATRIOT
5/22/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	243	PATRIOT
7/22/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,051 | Spl Credit | Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21082258
Const Adj.:	0.98990101
Adj $ / SQ:	125.852
Other Features:	79200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365585
Depreciation:	16817
Depreciated Total:	348768

COMMENTS

OF=SLOP SINK IN BMT / CHK FOR NEW DECK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

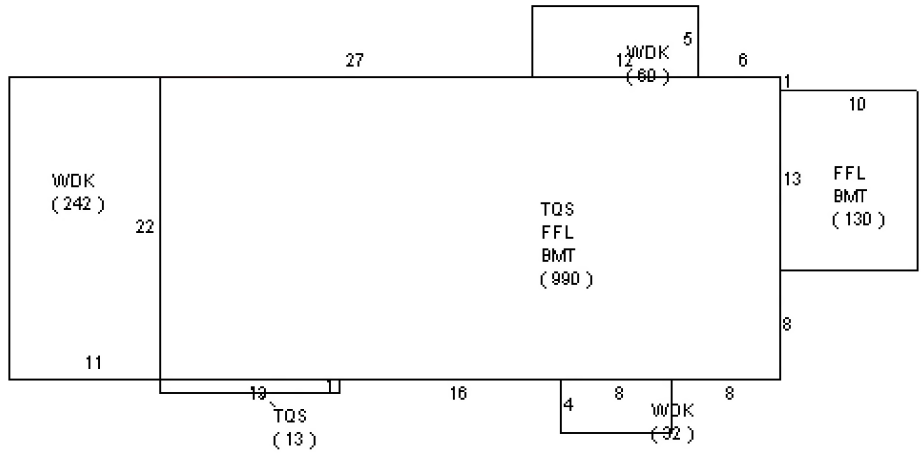
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	125.85
Special Features:	0	Val/Su Net:	104.87
Final Total:	348800	Val/Su SzAd	186.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	42.660	47,784
FFL	First Floor	1,120	125.850	140,955
TQS	3/4 Story	752	125.850	94,672
WDK	Deck	334	8.900	2,974

Net Sketched Area:	3,326		Total:		286,385
Size Ad	1872.25	Gross Are	3577	FinArea	2096

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	